



CITY OF BRYAN  
*The Good Life, Texas Style.™*

## **MINUTES**

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 22, 2013 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 22<sup>nd</sup> day of April, 2013, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

**BSC Members Present:**

Daryl Massey  
Victor Drozd  
James Cain  
Judy Winn  
Richard Ravey

**Staff Members and Others:**

Greg Cox, Chief Building Official  
Martin Zimmermann, Planning Administrator  
Jonathan Koury, Assistant City Attorney  
Fred Taylor, Deputy Fire Marshall  
Sandra Willis, Code Enforcement Officer  
Jerry Fagan, Code Enforcement Officer  
Charmaine McKinzie, Dev. Serv. Representative

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

**1. CALL TO ORDER.**

Chairperson Massey called the meeting to order at 6:00pm

**2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

**3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON MARCH 25, 2013.**

**Commissioner Drozd moved to approve the regular meeting minutes from March 25, 2013.  
Commissioner Winn seconded the motion.**

**The motion passed with a unanimous vote.**

#### **4. OPENING STATEMENT FROM THE CHAIR.**

Chairperson Massey read the opening statement.

#### **5. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.**

Chairperson Massey swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda

#### **6. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).**

- a. Case # 1720 – 1800 S. Texas Avenue**  
**Owner: Home Suite Home Inns of America Inc**  
Hillcrest, Block S, Lot 1-5 & Associated BPP

Mr. Zimmermann, Planning Administrator, advised the Commission that no action was necessary on this agenda item.

- b. The Grove Apartments**

- 1. Case # 1906 – 3130 E. 29<sup>th</sup> Street**  
**Owner: Wilshire Skyline Texas LLC**  
Lots 2 and 3 in Block 1 of The Grove Subdivision – Phase 1
  - 2. Case # 1906A – 3132 E. 29<sup>th</sup> Street**  
**Owner: Wilshire Skyline Texas LLC**  
Lot 1 in Block 1 of The Grove Subdivision – Phase 1

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Michael Bernstein, 369 S Doheny Drive #412, Beverly Hills, CA advised the Commission that he is working with Mr. Cox on the repairs. Mr. Bernstein also stated that they have replaced all wood railings with metal railings.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building Official stated that they met the first 30 day timeline, but they will need more time for the interior. Mr. Cox went on to say that he spoke with Mr. Bernstein this afternoon and adjusted the new order.

Responding to a question from the Commission, Mr. Bernstein stated that the apartment complex is currently about 50% vacant.

Responding to a question from the Commission, Mr. Bernstein stated there were several reasons why they could not meet the previous timeline, including new issues that were discovered during the repair process.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation with the revisions to the timeline and that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the structures within 180 days, it was also ordered to appear before the Commission at the August 2013 regularly scheduled meeting to demonstrate compliance with the new order. Commissioner Ravey seconded the motion.**

**The motion passed with a unanimous vote.**

- c. **Case # 1929 – 506 Tatum Street**  
**Owner: Brincalcade, LTD**  
Fannin Heights, Block 2, Lot 15 & 16

Mr. Zimmermann advised the Commission that no action was necessary on this agenda item as it had been rescheduled to the June meeting agenda.

- d. **Case # 1931 – 2809 Second Street**  
**Owner: John Ethan Beeson**  
Dellwood Park, Block 8, Lot pt of 2 & 3

Mr. Zimmermann advised the Commission that no action was necessary on this agenda item as the structure on this property had already been demolished.

- e. **Case # 1933 – 2108 Cavitt Avenue**  
**Owner: Andrew J and Mary V Restivo**  
Hillcrest Addition (Cavitts Hillcrest), Lot 16, Block H

Mr. Zimmermann advised the Commission that no action was necessary on this agenda item as the structure on this property had already been demolished.

- g. **Case # 1935 – 704 Reno Street**  
**Owner: Robert Hunter**  
J. P. Palasota, Pt lot 2 & Adj. 40' X166'

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Ernest Hunter, 902 Harlem, Bryan Texas, stated to the Commission that he would like to repair the structure.

Responding to a question from the Commission, Mr. Hunter stated that this was his grandmother's house, and this is why he would like to repair it.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish structures within 30 days. Commissioner Winn seconded the motion.**

**The motion passed with a unanimous vote.**

**h. Case 1915 – 706 Reno Street**

**Owner: Robert Hunter**

Palasota Addition #2, Lot 1 & 2 (pts of), Block 2 & adj. 40'X166'

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing

Mr. Ernest Hunter, 902 Harlem, Bryan Texas, stated to the Commission that he would like to repair the structure, and that he has cleaned up all the trash and debris.

Responding to a question from the Commission, Mr. Hunter stated that the structure is occupied.

Mr. Bobby Twitty, 706 Reno Street, Bryan Texas, stated that he is renting the property.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building Official stated that to repair this structure is not feasible.

Ms. Sandra Willis, Code Enforcement Officer, stated that the City is working on helping Mr. Twitty to relocate.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation with the revision that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to vacate and secure the structure within 30 days, and to demolish the structures within 60 days. Commissioner Cain seconded the motion.**

**The motion passed with a unanimous vote.**

**i. Case 1916 – 708 Reno Street**

**Owner: Robert Hunter**

Palasota Addition #2, Lot 1 & 2 (pts of), Block 2 & adj. 40'X166'

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Ernest Hunter, 902 Harlem, Bryan Texas, stated to the Commission that he would like to repair the structure, and that he has \$6,000.00 to do the repairs.

Responding to a question from the Commission Mr. Cox, Chief Building Official stated that Mr. Hunter would have to bring the structure up to the current building code standards, and that there is extensive inside damage, and that he would need a better plan for repair. Mr. Cox went on to say that he feels that the cost of the repairs would be over the 50% of the appraised value.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish structures within 30 days. Commissioner Cain seconded the motion.**

**The motion passed with a unanimous vote.**

- f. Case # 1934 – 708 W 23<sup>rd</sup> Street**  
**Owner: Winston L Brooks**  
City of Bryan Townsite, Block 211, Lot 1 (pt of)

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing

Mr. Shawn Lawson, of 605 W. 23<sup>rd</sup> Street, Bryan Texas, stated this was his grandmother's house, and he would like to repair the structure.

Responding to a question from the Commission, Mr. Lawson stated that he is familiar with construction.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish structures within 30 days. Commissioner Winn seconded the motion.**

**The motion passed with a unanimous vote.**

**7. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**

- A. The next regular meeting is scheduled for 6p.m. on Monday, June 24, 2013 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded the Commission of the next regular meeting date.

Mr. Zimmerman asked the Commission if June 17, 2013, would be good for a Workshop at noon. All Commissioners were in agreement.

**8. FUTURE AGENDA ITEMS (A Commissioner may request that a subject for which notice has not been given be placed on an agenda for future meeting).**

No future agenda items were requested.

**9. ADJOURN.**

Without objection Chairman Massey adjourned the meeting at 6:50pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **24<sup>th</sup>** day of **June, 2013**.

\_\_\_\_\_  
Greg Cox, Chief Building Official and  
Secretary to the Building and Standards  
Commission

\_\_\_\_\_  
Daryl Massey, Chairperson  
Building and Standards Commission  
City of Bryan, Texas